






51/172 John Gorton Drive, Coombs

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MODERN, LOW-MAINTENANCE LIVING IN A PRIME LOCATION

Set within the modern Orion development in the heart of Coombs, this beautifully presented townhouse offers a fantastic opportunity to secure a quality-built, low-maintenance residence in a peaceful yet convenient location.

Positioned just opposite Judy Harris Park and a short walk from the tranquil Holdens Creek Lake, the home is ideal for those who value lifestyle, liveability and smart design. Created by the award-winning Oztal Architects and built by trusted local builder Elevated Living, every detail has been thoughtfully considered to deliver both style and comfort.

Facing north, the open-plan living area and master bedroom capture beautiful natural light, enhancing the home's warm and welcoming feel. The modern kitchen is equipped with stone benchtops and AEG appliances, while the walk-in laundry, ground floor powder room, and generous storage throughout make daily living effortless.

Upstairs, you'll find spacious bedrooms with built-in robes, including a standout master suite complete with walk-in robe and a luxurious ensuite that offers more space than most.

FOR SALE
\$729,000+

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

All of this is set in a quiet yet well-connected pocket of Coombs, moments from Stromlo Forest Park, Stromlo Leisure Centre, the new Woolworths Metro, the ALDI in the KOKO precinct, and within easy reach of public transport, schools, Denman shops, and main arterial roads.

Whether you're a first home buyer, downsizer, or investor, this residence is a must-see.

Features:

- North-facing living area and master bedroom
- Double glazed windows for year-round comfort
- Sleek kitchen with AEG appliances (gas cooktop, oven, dishwasher)
- Stone benchtops and quality finishes throughout
- Powder room on the ground floor
- Separate walk-in laundry with extra storage
- High ceilings and LED lighting
- Zoned ducted reverse-cycle air conditioning
- NBN (FTTP) ready for fast internet
- " Large double garage with high ceilings and internal access
- " Easy-care courtyard —perfect for outdoor entertaining

Essentials:

Internal Living: 118sqm

Garage: 36sqm

Courtyard: 30sqm

Total: 184sqm

Rates: \$516 p.q. (approx.)

Land Tax: \$640 p.q. (approx. for investors only)

Strata: \$837 per quarter (approx.)

Body Corporate: \$830.96 (approx.)

EER: 6.0

Rental Estimate: \$680 - \$700 per week

Don't miss this opportunity to secure a light-filled, architecturally designed home in a premium location. Contact me today or come along to the next open home!

MORE DETAILS

Property ID	2EARFHK
Property Type	Townhouse
EER	6
Including	Air Conditioning

Hamid Muradi 0424 858 600

Sales Consultant | hamid.muradi@ljhookerprojects.com.au

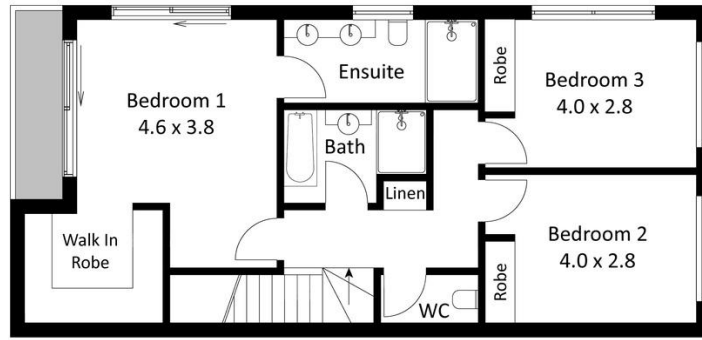
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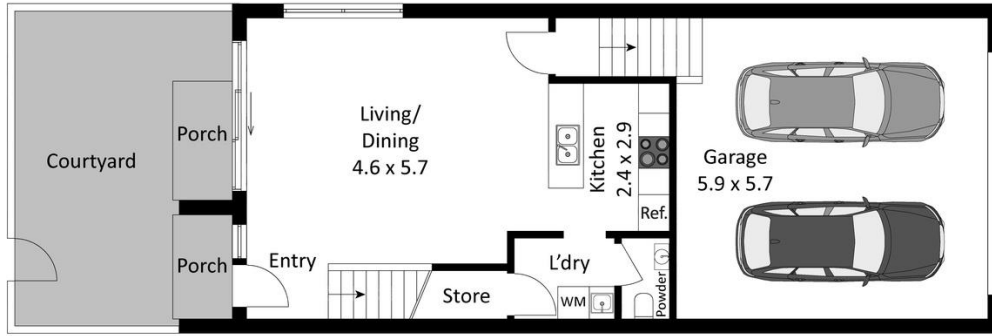
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Upper Floor



Lower Floor

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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